

**DRAFT**

MINUTES OF THE CITY COUNCIL  
OF THE  
CITY OF GREENSBORO, NC

SPECIAL MEETING:

23 APRIL 2003

Pursuant to Council action at the regular meeting of 1 April 2003, the City Council of the City of Greensboro met in the Council Chamber of the Melvin Municipal Office Building with the following members present: Keith A. Holliday, presiding; Councilmembers Claudette Burroughs-White, Sandra G. Carmany, Florence F. Gatten, Yvonne J. Johnson, Robert V. Perkins, Thomas M. Phillips and Donald R. Vaughan. Absent: Belvin J. Jessup, excused by action of Council. Also present were J. Edward Kitchen, City Manager; Terry Wood, Chief Deputy City Attorney; and Juanita F. Cooper, City Clerk.

The meeting was opened with a moment of silence and the Pledge of Allegiance to the Flag.

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The Manager recognized Art Davis, employee in the Planning Department, who served as courier for the meeting.

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The Mayor explained the Council procedure for conduct of the meeting. He commended members of the Comprehensive Plan Steering Committee (Committee) for their excellent work and recognized those members who were present in the Chamber for the meeting. Stating that Council would not take action with regard to the *Greensboro Connections 2025 Comprehensive Plan* (Plan) at this meeting, Mayor Holliday stated the purpose of this public hearing was to enable Council to receive input from interested citizens with regard to the Plan.

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Councilmember Carmany moved that Councilmember Jessup be excused from attendance at this meeting. The motion was seconded by Councilmember Burroughs-White and adopted unanimously by voice vote of Council.

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Mayor Holliday stated that this was the time and place set for a public hearing on the proposed amendment to the Zoning, Planning and Development Ordinance, amending Chapter 30, Sections 30-1-10, with relation to the Comprehensive Plan, to adopt the *Greensboro Connections 2025 Comprehensive Plan* (Plan).

Speaking to the hard work of the Committee, Cameron Cooke, Committee Chair, spoke briefly to the lengthy process which had resulted in the draft Plan that had being presented for Council's consideration. He emphasized the ultimate goal of the Plan was quality of life for Greensboro citizens and added that this Plan had received unanimous support by City Boards and Staff and was recommended for Council's approval.

Robert Morgan, Assistant City Manager, detailed the public hearings held to receive input with regard to this Plan and stated this meeting was the culmination of the public input process. Expressing appreciation to the Committee for their fine work, he added that the Plan had received unanimous recommendations for approval by the Steering Committee, Zoning Commission and Planning Board.

Noting that each element proposed numerous policy changes and was described in further detail in the Plan offered for Council's consideration, Assistant City Manager Morgan provided a brief review of the six elements of the plan; i.e., Land Use, Community Character, Housing and Neighborhoods, Economic Development, Transportation and Community Facilities and Infrastructure. Assistant City Manager Morgan reviewed the ten-year process to be undertaken to adopt and implement the various action steps detailed in the Plan and advised this

ordinance would be added to the May 6 Council agenda for Council's consideration. (A copy of the Draft Plan and other information presented by Staff is filed in Exhibit Drawer O, Exhibit Number 5, which is hereby referred to and made a part of these minutes.)

The Assistant City Manager advised that the Planning Department Staff and John Fernster, representing the consulting firm of Wallace, Robert and Todd (WRT) were present to answer questions.

The Mayor spoke briefly to the public hearing process that would be involved with the Council's consideration of the different action steps contained in the Plan.

Mayor Holliday asked if anyone wished to be heard.

Luther Falls, Jr., residing at 303-P Avalon Road and secretary of Watchful Network, an organization representing small minority businesses, spoke to the group's interest in the Plan, the development of property—particularly in the northeast and southeast areas of the City, and the provision of affordable housing and homeownership opportunities for African Americans; he requested that this group have an opportunity to provide input and interact with Plan representatives during the continued process.

Ron Wilson, residing at 3303 Madison Avenue and representing Starmount Company, stated he believed the Plan was pro-growth and was designed to enhance the quality of life for all citizens. He offered his personal and professional opinions with regard to the Plan and the work that remained to be done; spoke to the action steps contained therein that he believed would require the work of citizens' committees to ensure balance; stated that he believed the Committee had attempted to include recommendations that would enable the achievement of a higher standard of development with more flexibility than currently existed; and added that, in his opinion, the provision of more flexibility would offset additional costs. He expressed appreciation to the Committee and encouraged Council to adopt the Plan.

Anthony Procaccini, residing at 9286 UNCG Station, offered his thoughts about the purpose of the Plan, stated he believed it contained clear goals and objectives, and encouraged Council to adopt the Plan.

Expressing his appreciation to the Committee for the excellent work, John Barsanti, 11 Teal Court, expressed concerns with regard to portions of the Plan; i.e., the treatment of property under 10 acres of land, his opinion that there should be no exceptions except in case of emergencies, and requested the Council give the Plan an opportunity to work by waiting 2-3 years before making revisions, spoke to the State of North Carolina's smart growth recommendations, and offered his personal suggestions for changes that could be considered with regard to land use, housing density and the landfill.

Keith Debbage, residing at 1712 Noble Place, stated his UNCG Urban Planning Class was present at this meeting for what he believed to be an historic moment in Greensboro. He stated that, in his opinion, this was a common sense Plan that was widely supported by citizens and offered Council the opportunity to embrace public interest. He requested Council to adopt and follow the Plan with regard to rezoning decisions and decide whether to use it to guide development; he expressed concern the Plan could be amended two times per year and requested Council to consider reviewing that provision. Mr. Debbage commended the Committee for their work and asked Council to support the Plan. Brief discussion was held with regard to the legal process that must be followed to amend the Plan after implementation.

Gary Hill, 2706 North Church Street, Vice President of Westminster Homes and Vice Chair of Triad Real Estate and Building Industry Coalition (TREBIC), expressed appreciation and commended members of the Committee and City staff for a tremendous job and thanked the Council for allowing public participation in this effort. He offered his personal opinions with regard to numerous portions of the Plan, including but not limited to development codes and flexible standards, level of future public involvement, concept of best land use, pursuit of brownfield development, process to amend/review, etc. He also spoke briefly to his concerns with regard to landscaping, elimination of cul-de-sacs in new development, rental use certificate of occupancy, fees, parking standards, storm water requirements, etc. Mr. Hill noted his desire to be involved in the implementation phase and encouraged Council to develop an atmosphere of partnership during implementation phase that he believed would be critical to the Plan's overall success.

Tom Hall, 2311 West Cone Boulevard, expressed concern with regard to the Plan's elimination of cul-de-sacs in new home development and requested Council to allow more flexibility than provided for in the proposed Plan. He stated he believed the elimination was too harsh and restrictive and spoke to the negative impact this could have on development; i.e., increased cost, less effective use of property, customer satisfaction, etc.

Speaking in support of cul-de-sacs in new developments, Bill Sewell, residing at 1200 Lakewood Drive, member of TREBIC and President of Sewell Realty, offered his personal opinions with regard to the positive impact the cul-de-sacs had on families and requested Council to allow them in new development.

Brief discussion was held with regard to the impact of cul-de-sacs on nearby areas that had a lot of traffic.

Stating that he believed this was a good comprehensive plan, John Kavanaugh, residing at 1810 Pembroke Road, expressed his concern with regard to that portion of the Plan that addressed development in floodplains, storm water management, and stream buffers. He stated that he believed Greensboro was doing an excellent job in these areas and suggested that Council should wait to until the new State guidelines were finalized before approving.

Trip Brown, representing TREBIC, spoke in support of the components in the Community Character Section of the Plan but took exception to the portion of the Plan that called for contribution of land for public benefit without offering compensation to property owners. He offered suggestions with respect to the process that might be used to stimulate open space set-asides, the manner in which he believed land should be acquired for public benefit, and the recommendation that government combine acquisitions and incentives; he stated that he believed cluster development could be achieved without the creation of another zoning district.

Jody Longwill, residing at 1602 Clement Court, member of the Berkley Property Group and TREBIC and representing Triad Apartment Association, spoke to that portion of the Plan that addressed the maintenance of existing housing stock, particularly investigating the feasibility of implementing a rental unit certification and inspection program. Stating he believed it was vital to the program to achieve the goal of safe and affordable housing, he added that in his opinion there were many unanswered questions about implementation, the way the program would work, the impact the program would have, etc.

The City Manager requested citizens to present in writing to City staff their specific questions to enable Staff to appropriately address as quickly as possible.

Kelly Marks, residing at 3411 Henderson Road, President of the Greensboro Regional Realtors Association, commended the Committee and City staff for their fine work. Stating he was in favor of affordable housing and remedies to cure sub-standard housing, he stated he believed the ordinance could be used for the prevention of substandard housing and could target problem properties. Mr. Marks offered his opinions about the impact the rental certificate of occupancy could have on property buyers and sellers under certain conditions and stated he believed the proposed requirements created a situation that would be difficult for officials to enforce.

Beth McKee Huger, residing at 408 Woodlawn Avenue, expressed appreciation for the housing portion of the Plan, particularly affordability issues, and stated she believed this was a move forward toward having safe affordable housing for everyone. She stated that, in her opinion, a serious shortage of housing made it difficult for working and disabled citizens to have a place to live; safe, affordable housing had an impact on the community economy and was important to citizens in the community. Ms. McKee Huger spoke to the numerous advantages of safe housing to citizens and public safety workers, reviewed details with regard to income vs. housing costs, and encouraged Council to adopt and implement what she believed to be a great Plan.

Marlene Sanford, residing at 207 Kensington Road, President of TREBIC, offered comments on behalf of Betty Smith with regard to the concern that capital recovery fees might grow into impact fees. Noting that this was listed in the fringe area of the Plan as a possible way to steer growth in particular areas, specifically as a tool for extending water and sewer and guiding development, she stated the organization could support the program and would work to develop ways to make that impact development behavior. Stating that the real estate industry was concerned about impact fees, Ms. Sanford spoke to the Plan's proposed use of these fees, noted impact fees were

paid by the consumer not the developer, and reviewed results of a TREBIC survey with respect to new home purchase.

Ms. Sanford also offered remarks for John Stratton with regard to maximum parking standards and offered support of the review of the feasibility of reducing minimum parking standards. She offered her opinions with regard to overall parking needs and requirements.

Brief discussion was held with regard to the success of the existing ordinance that addressed parking requirements and the possibility of reducing parking requirements.

Eugenia Schwartz, residing at 422A Fisher Park Circle, provided historical information about her neighborhood and requested Council to involve neighborhood groups in the implementation phase of the Plan.

Councilmember Vaughan moved to close the public hearing. The motion was seconded by Councilmember Carmany and adopted unanimously by voice vote of Council.

Council commended the Committee and City staff for their excellent work in providing numerous opportunities for public input and for developing a quality Comprehensive Plan.

Councilmember Vaughan moved that this item be continued to the regular meeting of May 6, 2003, without further advertising. The motion was seconded by Councilmember Carmany and adopted unanimously by voice vote.

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Councilmember Vaughan moved that the City Council adjourn; the motion was seconded by Councilmember Carmany and adopted unanimously by voice vote of Council.

THE CITY COUNCIL ADJOURNED AT 7:20 P.M.

JUANITA F. COOPER  
CITY CLERK

KEITH A HOLLIDAY  
MAYOR

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